

CARMEL REDEVELOPMENT COMMISSION Meeting, Wednesday, September 15, 2010

President Ron Carter called the meeting to order at 6:46 p.m. Commission members Carolyn Anker, Bill Hammer, and Tom Crowley were present, constituting a quorum. Also present were Les Olds, Karl Haas, Don Cleveland and Matt Worthley.

Others present:

Michael Lee, Jim Higgins, Teresa Carusillo, Mike Anderson, Brandon Bogan, Dan Moriarity and Brandon Weddle

The Pledge of Allegiance was said.

Approval of Minutes

August 18, 2010: Moved for approval by Mr. Hammer, seconded by Ms. Anker and unanimously approved.

August 31, 2010: Moved for approval by Mr. Hammer, seconded by Ms. Anker and unanimously approved.

Financial Matters

Mr. Higgins announced the August 2010 end of month operating balance for the CRC General Fund is \$15,892,434. Discussion ensued with regards to August miscellaneous revenue and a consulting services line item.

Mr. Higgins requested the Commission's approval to pay invoices for the CRC General Fund in the amount of \$899,113.11. Mr. Hammer moved to approve CRC General Fund claims as submitted. Seconded by Ms. Anker and passed unanimously.

Mr. Higgins requested the approval of PAC invoices for regular construction in the amount of \$1,770,409.02. Discussion ensued regarding clarification on the Alt & Witzig Engineering, Inc. invoice amount. Mr. Hammer moved to approve expenditures payable from the PAC Construction fund, seconded by Ms. Anker and passed unanimously. Discussion ensued regarding tracking and categorization of emergency repairs.

Mr. Higgins requested the approval of 902 Fund claims in the amount of \$801,903.13. Mr. Higgins stated the 902 Fund claims are PAC construction claims submitted to the City Clerk-Treasurer for payment from funds held by the Clerk-Treasurer. Mr. Hammer moved to approve 902 Fund claims as submitted, seconded by Ms. Anker. Discussion ensued. *[No vote was taken.]*

No change orders were fully executed in the month of August.

Committee Reports

No updates at this time.

Update on Properties

Mr. Olds opened the floor to questions regarding properties outlined in the monthly Commissioners' packet. Ms. Anker questioned the status of plans for the loop drive in the Center Green property. Mr. Olds stated the update and approval of the remaining balance of work will be addressed as an action item later in the meeting.

Mr. Weddle with REI Construction, Project Manager for Parcel 7B/C, gave an update and slideshow presentation on the construction progress. Discussion ensued with regards to Farmers Market storage and electrical requirements for the Center Green area.

Mr. Carter requested any shrubs in the Main Street Patio Seating areas that have died be replaced prior to the International Arts Festival on September 25.

Mr. Anderson with Shiel Sexton, Construction Manager for the RPAC, gave an update and slideshow presentation on the construction progress.

Old Town Arts & Design District

Mr. Worthley announced a Clarian North Gallery Walk will take place on Saturday, September 18 from 5-10 p.m.

Dog Day Afternoon will be hosted in the Arts & Design District on Sunday, September 19 from noon – 5 p.m. This event is organized by the Humane Society for Hamilton County and will feature dog-friendly events and activities.

The thirteenth annual Carmel International Arts Festival will be held in the Arts & Design District on Saturday, September 25 and Sunday, September 26.

Mr. Carter announced two new galleries have moved into the Arts & Design District and recommended patrons stop in the galleries at the upcoming gallery walk.

Old Business

Approval of Parcel 7B 'Center Green' Construction Contracts

This item was originally addressed at the August 31, 2010 CRC special meeting where the Construction Manager recommended awarding contracts for the Green and building of the loop road in the amount of \$2,098,700. Bids received were under the estimate for the project. Due to concern if everything was included in the package and issues regarding the integration of the Carmel Farmers Market into the Green area, half of the contract was awarded at the special meeting in order for construction to stay on schedule per an agreement with SEP. Mr. Olds stated the issues have been resolved and approval has been received from the Farmers Market committee and vendors.

It was recommended the remaining half of the contract be approved in the amount of \$1,048,700 for Parcel 7 sitework, subject to available funding. Mr. Olds stated funding is in place to carry out this work.

Mr. Hammer thanked the Farmers Market vendors that took the time to review the plans and provide feedback.

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Discussion ensued regarding the resolution of the issues addressed at the August 31, 2010 meeting. Mr. Carter stated the review of the loop road configuration was beneficial and necessary not only for the Farmers Market but for all events that will take place within the Green space in the future.

Mr. Hammer moved to approve the remaining contracts for Parcel 7A/B in the amount of \$1,048,700 for the Parcel #7 site work, subject to available funding. Seconded by Mr. Crowley and unanimously approved.

Approval of Parcel 47 Streetscape Contracts

Bids for the Parcel 47 Streetscape were received and reviewed by the Construction Manager, Keystone Construction, at the September 8, 2010 CRC meeting. It was recommended the contract be awarded to the low bidder, subject to the developer complying with its obligation under the Project Agreement.

Mr. Hammer moved to approve a contract with Gibraltar Construction Corp. in the amount of \$1,511,070.00 for Parcel 47 Streetscape, subject to the developer complying with its obligation under the Project Agreement. Seconded by Mr. Crowley and unanimously approved.

New Business

Mr. Olds requested an action item be added to the agenda regarding a delay claim from RPAC contractor, SimplexGrinnell. After negotiations were made, an agreement was reached between CRC staff, legal counsel and the contractor regarding this claim. It was recommended the CRC authorize payment to SimplexGrinnell in the amount of \$50,000.

Mr. Hammer moved to add Action Item #3 re: the SimplexGrinnell RPAC delay claim to the agenda, seconded by Ms. Anker. Passed unanimously.

Ms. Anker moved to approve the RPAC delay claim by SimplexGrinnell in the amount of \$50,000, subject to available funding. Seconded by Mr. Hammer and unanimously approved. Mr. Carter reiterated the Commission will seek to recover the costs of all RPAC delay claims from the responsible parties.

Other Business

None at this time.

Announcements

None at this time.

Adjournment

Mr. Hammer moved the meeting be adjourned and seconded by Ms. Anker. The meeting was adjourned at 7:47 p.m.

The next regularly scheduled meeting is Wednesday, October 20 at 6:30 p.m.